

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #18-15
2018 JUNE 06

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Bima Holdings Inc
7429 Morley Drive
Burnaby, BC, V5E 3X9
Attn: Bim Sahdev
- 1.2 Subject:** Application for the rezoning of:
Parcel "A" (Explanatory Plan 25166) Lots 2 And 3 Block 33 District Lot 97 Group 1 New Westminster District Plan 1312
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines)
- 1.3 Address:** 7584 MacPherson Avenue
- 1.4 Location:** The subject site is located on the northeast corner of MacPherson Avenue and Rumble Street (Sketch #1 *attached*)
- 1.5 Size:** The site is rectangular in shape with a frontage along MacPherson Avenue of 24.39 m (80 ft.), an average depth of 47.08 m (155 ft.), and a total area of approximately 1,148.20 m² (12,359 sq. ft.) (subject to legal survey).
- 1.6 Services:** The Director Engineering would be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of an infill townhouse development with enclosed parking at grade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the northeast corner of MacPherson Avenue and Rumble Street (see *attached* Sketch #1). The subject property is currently improved with an older single-family dwelling, constructed in 1934. The subject property is not on the Burnaby Heritage Inventory or the Burnaby Heritage Register. To the immediate north and east of the subject property, are a mix of older and newer single and two-family dwellings, with a city-owned low-rise townhouse development (Rezoning Reference #68-67) located at 5706 Irmin Street. To the south, across Rumble

Street is a well-established residential neighbourhood, with a mix of new and older single and two-family dwellings. To the west, across MacPherson Avenue, is MacPherson Park, with Burnaby South Secondary School beyond. Vehicular access to the property is currently taken from Macpherson Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 The subject property is located within the residential transitional area of the Council-adopted Royal Oak Community Plan, which allows for a mix of single and two-family dwellings, and low-rise multiple family residential development. The subject property is designated as a candidate for Comprehensive Development utilizing the RM2 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*). The subject property is considered an appropriate location for low-rise townhouse development given its orientation to the adjacent park and proximity to other low-rise townhouse complexes.
- 3.2 The applicant has approached the owners of 7578 MacPherson Avenue and 5618 Irmin Street with regards to forming a larger assembly and consolidation. However, the applicant has indicated that the owners of both properties are not interested in selling their properties at this time. The applicant has provided documentation demonstrating the rejection of a purchase offer.

Staff have reviewed the lot widths and areas of the three properties and note that the subject property is of sufficient size to support individual infill development utilizing the RM2 Multiple Family Residential District as a guideline. In view of the applicant being unable to achieve the larger assembly of properties, this Department supports an infill townhouse development at the subject property. The adjacent properties located at 7578 MacPherson Avenue and 5618 Irmin Street could form part of an alternative assembly with the single-family lots to the immediate east at 5634, 5648, and 5676 Irmin Street, for future development utilizing the RM2 District as a guideline.

A further report will be submitted to Council if an expanded site assembly is achieved. However, as noted above, the subject lot and potential future assemblies are suitable and of sufficient size to support development under the proposed RM2 District guidelines. It is recommended that a copy of this report be sent to the owners of 7578 MacPherson Avenue and 5618 Irmin Street for information purposes.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (based on the RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines) in order to permit the construction of an infill-townhouse development with parking at grade. The maximum permitted density is 0.9 FAR, subject to parking being fully underground; however, if surface parking is provided as anticipated, the maximum permitted density is 0.7 FAR. No lane access is available; therefore vehicular access will be taken from either MacPherson Avenue or Rumble Street, subject to a transportation review.

- 4.2 The Director Engineering would be requested to provide an estimate for all services necessary to serve this site.
- 4.3 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.4 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.5 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit is required.
- 4.6 In line with the City's adopted guidelines for adaptable housing, 20% of single level dwelling units within the proposed development will be required to meet BC Building Code adaptable housing standards.
- 4.7 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system is required.
- 4.8 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.9 The Parkland Acquisition Charge, GVS&DD Sewerage Charge, and School Site Acquisition Charge apply.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

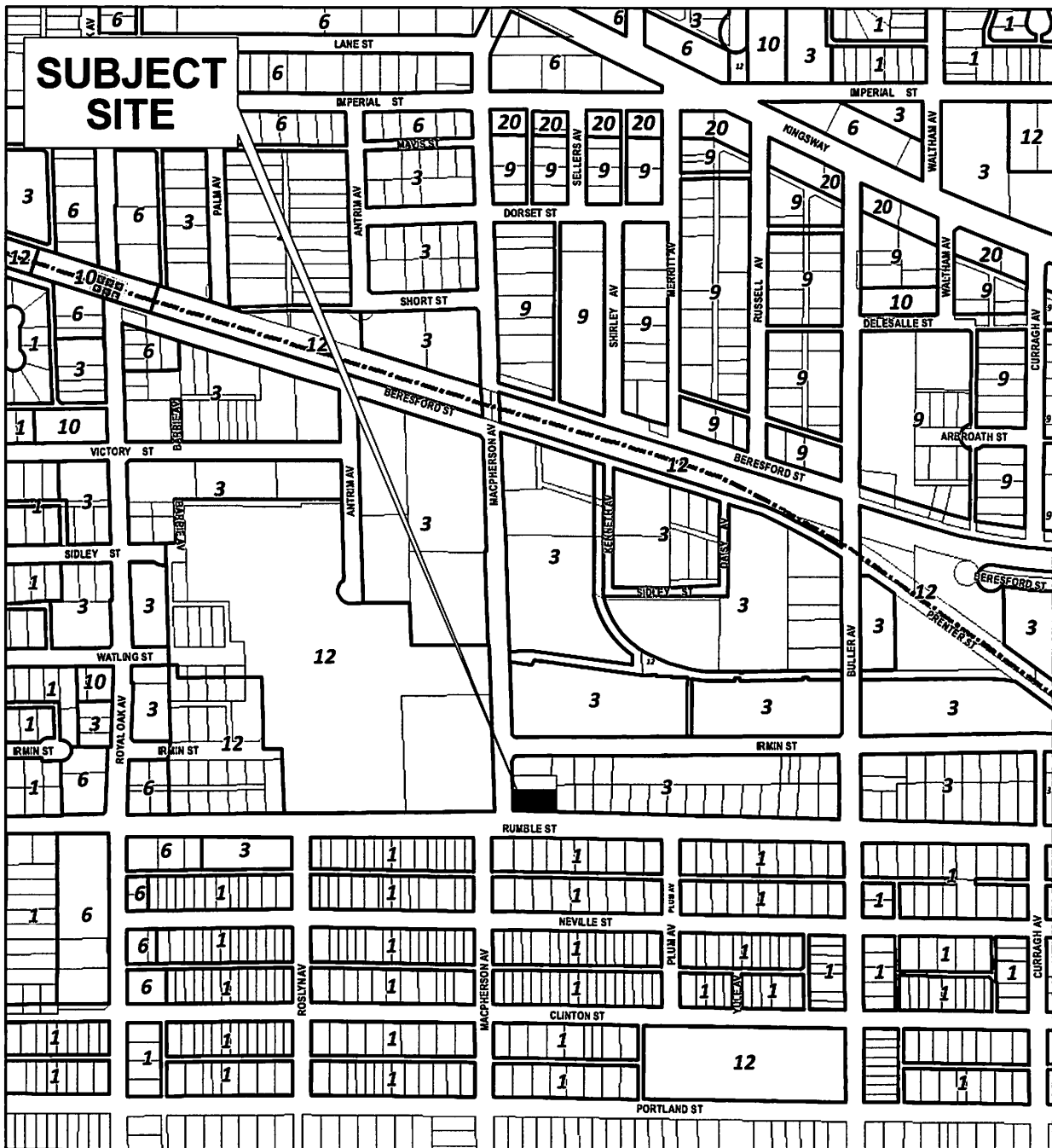
5.0 RECOMMENDATIONS

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** copies of this report be sent to the owners of 7578 MacPherson Avenue and 5618 Irmin Street which, along with the subject property, are outlined for inclusion in a potential larger site assembly in the Royal Oak Community Plan area.

LP. MN:tn
Attachments

cc: City Solicitor
City Clerk

[illegible]



Royal Oak Community Plan Land Use

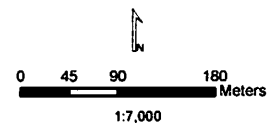


City of
Burnaby

PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use
- 20 Industrial and Commercial Mixed Use



BIMA HOLDINGS INC

Quality Home Builders

7429 Morley Drive
Burnaby, BC, V5E 3X9

Phone: 604-781-7797
Email: Bimssa@hotmail.com

LETTER OF INTENT

City of Burnaby
4949 Canada Way
Burnaby, BC, V5G 1M2

Attention: Mr. Grant Taylor, Community Planner

Reference: 7584 Macpherson Avenue, Burnaby

Subject: Application for the Development of a Townhome Project under CD RM2 (Zoning).

Dear Sir,

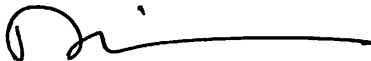
We would like to apply based on doing an Infill Townhouse development under CD RM2 (Rezoning) for 7584 Macpherson Avenue on its own as we were not able to purchase the neighbouring properties located at 7578 Macpherson Avenue and 5618 Irmin Street to form a larger consolidation site.

We feel that this will serve as an important development to the City of Burnaby and the community as this building serve as a hub of convenience for the community with it being situated across from Burnaby South Secondary School, Macpherson Park and walking distance to Royal Oak Skytrain Station. Our endeavours need your support, and your co-operation will be greatly appreciated.

If you have any questions that need further clarification, please feel free to contact me at 604.781.7797.

Sincerely

Bima Holdings Inc.



Bim Sahdev, President

Date: March 16, 2018